

**CITY COUNCIL
WORKSHOP**

May 6, 2014
5:30 P.M.

MINUTES



“Where Dreams Can Soar”

*The City of Bonney Lake’s
Mission is to protect the
community’s livable identity and
scenic beauty through responsible
growth planning and by providing
accountable, accessible and
efficient local government services.*

Website: www.ci.bonney-lake.wa.us

Location: Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the workshop to order at 5:30 p.m.

II. ROLL CALL:

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, and Councilmember Katrina Minton-Davis, Councilmember Jim Rackley, and Councilmember Tom Watson.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Senior Planner Jason Sullivan, Chief Financial Officer Al Juarez, Assistant Chief of Police Kurt Alfano, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Kathleen Haggard, and Administrative Specialist II Renee Cameron.

III. AGENDA ITEMS:

A. Presentation/Discussion: WSU Commercial Property, Wally Costello. Wally Costello, Sr. Vice President of Quadrant Homes (Quadrant) and Bradley Goldberg, Vice President of Development of Visconsi Companies, Ltd. (Visconsi) gave a presentation regarding the potential development of the WSU Commercial property located in the City of Bonney Lake. Mr. Goldberg said Visconsi is very excited about the opportunities in Bonney Lake and the preferred developer sites for potential retail development, which will provide economic benefits to the City’s tax base. Councilmember Hamilton said his concern is to make sure development is with the needed type of retailer(s) for the City. He is loyal to the current retailers and does not want to jeopardize current retailers. Mr. Goldberg responded regarding potential retailers and the right demographics that retailers are currently not getting to because they are not located on the plateau. Mr. Goldberg discussed the development processes that would have to occur and the absolute need for a traffic signal to be installed at SR410 and 204th for large developers to commit to development. Councilmember Rackley inquired about the high end retailer, and Mr. Goldberg advised that the 30 acre site located at the WSU is not large enough for a Nordstrom, Macy’s, or JCPenney type retailer. Deputy Mayor Swatman said a significant change would have to occur before Council would change/authorize approval for a traffic signal at 204th, as well as getting approval from WSDOT. Mr.

Goldberg advised that Visconsi/Quadrant would be paying for the installation of the road, as well as the traffic signal and that all language would be addressed in a developer's agreement. He said tonight their intention was to introduce the project and they are not in a position to address all of the questions and concerns tonight. Councilmember Minton-Davis asked Mr. Goldberg about a project they currently are doing in Seattle and who their big retailers are. Mr. Goldberg spoke regarding the issues that he has faced with a project they are doing in Bainbridge Island. Councilmember Watson asked Mr. Costello about the traffic signal. Mr. Costello said a traffic signal is imperative for a large developer and said the cost of the signal and building a road/street would be paid for by private money and the City would not be responsible for any of the costs associated with any of the improvements either now or in the future. Alison Moss, attorney for the property owners, spoke to the Council to advise that the developer would not seek any TIF reduction or reimbursements of any kind from the City. Mr. Goldberg advised that all traffic signal along SR410 located in Bonney Lake would be synchronized by the developer, at absolutely no cost to the City or WSDOT. Mr. Costello asked the Council if they would like them to go into the details regarding the traffic signal tonight and Council consensus was they would like a detailed report when Council and Quadrant and Visconsi are prepared to have a thorough discussion. Councilmember Rackley asked for a written report regarding the traffic signal and provided prior to the next presentation allowing for thorough discussion regarding the traffic signal. There was no action taken, as this item was for discussion purposes only. There will be another discussion/presentation in approximately four weeks.

B. Open Discussion.

Bonney Lake High School Culinary Arts Team – ProStart Competition.

Councilmember Lewis advised that the Bonney Lake High School Culinary Arts Team took 5th in the nation at the ProStart Competition in Minnesota. He said everyone is very pleased and proud of them.

White River Families First Coalition. Councilmember Lewis said he went to the White River Committee Families First meeting on April 28th, at the Buckley Fire Station. He said there were many parent/teacher organizations there to help provide assistance around Buckley and out on the Prairie.

Family Fitness Day/3rd Annual Car Show. Councilmember Lewis attended the Family Fitness Day/3rd Annual Car Show and there were approximately 30 cars in the car show. Councilmember Watson said it was a really good event, he just wished there had been more in attendance.

Sumner Families First Coalition. Councilmember Watson said he attended the May 1st Communities for Families Coalition meeting at the Sumner School District and advised there is an event on May 7th at the Puyallup Fairground for Project Homeless Connect. He said Project Homeless Connect is an annual event that provides free services that address basic needs such as medical, dental, vision, education, employment, housing, benefits, haircuts, flu-shots and more.

Volcano Awareness Month. Councilmember Watson advised that the Library is hosting a Volcano Awareness Month and having a presentation on “Living With Volcanos” on May 7, 2014, at 7:00 p.m. at the Bonney Lake Library.

Lions Quest Skills for Adolescence. Councilmember Watson said Bill Cheauqui, the Lions Quest Co-Chairman of Washington will be speaker on May 8th about the Skills for Adolescence program which is a school wide program designed for middle school students (grades 6–8). The program was designed to promote good citizenship skills, core character values, and social-emotional skills and discourage the use of drugs, alcohol, and violence.

Beautify Bonney Lake Meeting. Councilmember Watson said there is a meeting tomorrow night, regarding Beautify Bonney Lake, which occurs every year on the 3rd Saturday in September.

ICSC Event. Councilmember Minton-Davis said she and Councilmember McKibbin attended an ICSC Event at the Kent ShoWare Center regarding “public private partnerships.” She said it was a great topic and they learned a lot. She said it was great to see Quadrant/Visconsi providing a presentation at tonight’s Workshop, which she believes shows that the City is doing something right to get development heading in the right direction.

3rd Annual Milotte Film Festival. Councilmember Hamilton discussed The 3rd Annual Milotte Film Festival that will be held at the Justice & Municipal Center on October 18, 2014. This year’s festival will include Bill Wallauer of the Jane Goodall Institute.

Park Board Work Plan. Deputy Mayor Swatman spoke regarding the Park Board Work Plan and whether the Park Commission are entitled to create issues to review on their own, or are they solely directed to make recommendations on items referred to them from the Council. Councilmember Watson thought the Park Board’s Work Plan should be at the direction of the Council. Councilmember Rackley and Councilmember Lewis agreed with Councilmember Watson.

King 5 Hazardous Mitigation Study. Deputy Mayor Swatman spoke regarding Victor Falls Elementary being listed on King 5’s hazardous mitigation study as high risk.

AWC Transportation. Deputy Mayor Swatman asked about the transportation to the AWC Conference. Administrator Services Director Edvalson advised he has not heard back from all of the Council regarding their needs. Council was directed to advise as soon as possible their transportation needs to the AWC Conference in June.

Planning Commission Minutes Re: Medical Marijuana. Deputy Mayor Swatman spoke regarding the minutes from a recent Planning Commission meeting. He said he was concerned with the questions to and responses of Senior Planner Sullivan during the Planning Commission meeting about the sales tax associated with medical marijuana retail businesses. Deputy Mayor Swatman said he is concerned about the

comments made, since there is a moratorium on permitting and regulating these types of businesses in the City.

Elected Officials – Oath of Office. Deputy Mayor Swatman spoke regarding taking an oath of office to uphold federal and state laws. City Attorney Haggard advised that there is not a clear answer, but that where it currently stands, Council are within their reasons to uphold the law.

Arts Advisory Committee. Mayor Johnson said he will review the applications for membership to the Arts Advisory Committee.

Justice & Municipal Center/Library Parking. Mayor Johnson advised that Administration is working on placing parking signs in the parking lot strictly for library patrons only.

- C. Review of Council Minutes:** April 15, 2014 Workshop and April 22, 2014 Meeting. The minutes were reviewed, minor corrections were made, and they were forwarded to the May 13, 2014 Council Meeting for action.
- D. Discussion:** AB14-57 – Resolution 2379 – Comprehensive Plan Update Consistency Report.

Senior Planner Jason Sullivan summarized the agenda bill regarding the proposed Resolution 2379 relating to the Comprehensive Plan Update Consistency Report. He said the City is required to review and, if needed, update its comprehensive plan and development regulations to ensure compliance with the Washington State Growth Management Act (GMA) by June 30, 2015. He said staff has completed the review directed by the City Council. He said the report identifies the mandatory amendments to the City's comprehensive plan and development regulations that are required to ensure consistency with the GMA, Vision 2040, and the County-wide Planning Policies.

Deputy Mayor Swatman inquired about some of the required actions regarding battery charging stations and the nuances for regulating it. Mr. Sullivan responded regarding the parking and signage requirements for battery charging stations and the required permitting. Councilmember Lewis said he agrees to be the Councilmember sponsor on this update. Councilmember Rackley stated that there is a lot of work to be done for this update and is concerned whether staff will have adequate time to complete the required tasks for the update. Mr. Sullivan assured Council that they are on task to have the update finalized by the required deadline in June 2015. He reminded Council that a consultant has been budgeted to assist with the review and report. Councilmember Hamilton spoke regarding the PCRC growth projections for unincorporated Pierce County. This item was forwarded to the May 13, 2014 Council Meeting for action.

- E. Presentation:** 2013 Mid-Biennial Budget Recap and Updated Budget Forecast. City Administrator Morrison provided a PowerPoint presentation and update on the 2013 Mid-Biennial Budget Recap and updated budget forecast. City Administrator Morrison invited Council to thoroughly review and let Administration know if they have any questions. Councilmember Watson asked about the schedule for next year's budget review and preparation, especially in light of Chief Financial Officer Juarez's upcoming retirement. Chief Financial Officer Juarez spoke regarding the updates and training for the Eden Budget Module to work on the upcoming budget applications and how they will work. No action was taken as this item was for informational purposes only.

IV. EXECUTIVE SESSION: None

V. ADJOURNMENT:

At 7:16 p.m., Councilmember Watson moved to adjourn the Council Meeting. Councilmember Lewis seconded the motion.

Motion to adjourn approved 7- 0.

Harwood Edvalson, MMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the May 6, 2014 Workshop:

- City Councilmember Tom Watson, *City of Bonney Lake Court Report to Public Safety Committee dated 5/2/2014.*
- City Chief Financial Officer Al Juarez, *Revenue/Expenditure Status Reports and Financial Planning Model for Total Revenue & Expenditures for 2014-Quarter 1.*
- City Councilmember Mark Hamilton, *3rd Annual Milotte Wildlife Film Festival Announcement.*

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.